



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a public hearing

DATE: Wednesday, 8 June 2016
TIME: 5:00 PM
PLACE: Boston City Hall – Piemonte Room (5th Floor)

RECEIVED
CITY CLERK'S OFFICE
2016 MAY 31 A 9:15
BOSTON, MA

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated otherwise. Sign language interpreters are available upon request.

After 5:30 PM, enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. COMMERCIAL APPLICATIONS:

5:00 PM

- Application 16.1531 BB 175 Newbury Street
Applicant: Thomas G. J. Trykowski, AIA, Silverman Trykowski Associates, Inc. (Applicant)
Proposed Work: At the front façade, remove all plantings, install bluestone pavers and replicate railing; remove lower planter at lower level entry door and install bluestone pavers level with existing pavers; and replace lower level pavers with bluestone pavers.
- Application 16.1501 BB 174 Newbury Street
Applicant: Jenn Robichaud, Barlo Signs (Applicant)
Proposed Work: Replace existing back lit wall sign at lower level of front façade's bay with new back lit wall sign that includes wrap-around panels.
- Application 16.1487 BB 112 Newbury Street
Applicant: Thomas Amodio, Creative installations, Inc. (Applicant)
Proposed Work: Remove faulty AHU compressor at rear elevation of building and replace with new AHU compressor on existing bracket.
- Application 16.1476 BB 359 Newbury Street
Applicant: Hisanori Matsuyama, MUJI USA (Applicant)
Proposed Work: Replacement of first story existing windows and doors on each street elevation with an aluminum and glass storefront and brick infill; and install new signage affixed to the building and located in metal sign bands.
- Application 16.1533 BB 186 Newbury Street
Applicant: Kalista Wong, Intermix (Lessee)
Proposed Work: Install ten-ton outdoor VFR heat pump (with a heat recovery system) on the lower, two-story roof (alley side) at rear elevation. Equipment to be placed on four-inch dunnage at approximate low point of roof.

II. RESIDENTIAL APPLICATIONS:

6:00 PM

- Application 16.1396 BB 80 Commonwealth Avenue
Applicant: John Day, LDa Architecture (Applicant)
Proposed Work: Repair existing sandstone façade by stripping paint and loose masonry, and patching with a tinted cementitious stucco to match the color of the existing sandstone; replace handrail at front entry with a new ornamental iron railing painted black; repair front entry door and paint Benjamin Moore "Black Forest Green"; plant vinca minor ground cover at front garden; replace all exterior wood windows in-kind and paint Benjamin Moore "Black Forest Green"; repair existing fourth floor dormer and paint Benjamin Moore "Black Forest Green"; install new copper leader at front façade; install a new ornamental iron railing and expand existing roof deck; install copper clad elevator overrun; install new walkable skylight; lower height of existing penthouse and clad in copper; remove non-historic rear one-story addition; replace existing concrete paving at rear parking area with brick pavers; install new wood entry door at existing opening at rear elevation Benjamin Moore "Black Forest Green"; re-clad bay window at rear elevation to be re-clad in wood Benjamin Moore "Black Forest Green"; new copper leader, gutter and roof at bay window at rear elevation.
- Application 16.1378 BB 24 Commonwealth Avenue
Applicant: Randolph and Stephanie Pierce (Owner)
Proposed Work: Install steel spiral staircase at rear exterior of 24 Commonwealth Avenue to connect existing decks at third and second story. Stair to have plain treads, rail and vertical balusters – all painted black. Proposed stair faces an interior court and is not visible from any public way.
- Application 16.1503 BB 24 Commonwealth Avenue
Applicant: Tom and Carlotta Soviero (Owner)
Replace existing deck at rear elevation, maintaining existing footprint and layout, and replacing existing wood railing with an iron railing painted black.
- Application 16.1393 BB 28 Marlborough Street
Applicant: George F. Sennott, Jr. (Applicant)
Proposed Work: Re-point exterior rear elevation of building, front stoop and kitchen window surround using a Type N mortar mixed with 3-parts sand and 1-part water; replace first floor windows at rear elevation bay with Marvin two-over-two, double-hung windows painted black; replace all brick molds at rear elevation in-kind; replace metal cladding at rear bay with cedar painted black.
- Application 16.925 BB 221 Beacon Street
Applicant: George Haroutiounian, SEE Real Estate, LLC (Applicant)
Proposed Work: Remove existing sunroom at rear elevation; raise existing rear patio to alley level and remove existing brick wall; remove and rebuild existing porch on top of existing garage; and install new double inswing wrought iron gate at raised area of patio.
- Application 16.1390 BB 333 Beacon Street
Applicant: Benjamin Brown, B. H. Brown Landscape Design, LLC (Applicant)
Proposed Work: Remove wood garden fence, paving material and stairs at the sunken rear terrace; and install a wood fence, brick pavers, and granite stairs.

- Application 16.1552 BB 362 Marlborough Street
 Applicant: Joe Holland, The Holland Companies (Applicant)
 Proposed Work: Remove one tree in rear yard and replant; remove one tree in front garden and replant; construct one-story rear yard brick infill featuring a garage door and pedestrian door with a rooftop deck; and build hardscape planters and brick paved driveway in year yard.
- Application 16.1553 BB 352 Marlborough Street
 Applicant: Joe Holland, The Holland Companies (Applicant)
 Proposed Work: Remove two trees in rear yard and replant; remove one tree in front garden; construct one-story rear yard brick addition featuring a garage door and pedestrian door with a rooftop deck; and build hardscape planters and brick paved driveway in year yard.
- Application 16.1513 BB 391 Commonwealth Avenue
 Applicant: Anthony Polcari and Alexandra Smith (Owner)
 Proposed Work: Clad existing projecting bay at rear elevation with Azek sheathing and cellular PVC with Azek (composite) battens and pilasters at corners which would be painted; install new centered window on rear elevation of projecting bay to match windows at main house; install new EPDM membrane roof, composite sleepers and synthetic wood decking at roof of projecting bay; replace existing fence at roof of projecting bay with wrought iron railing with tubular steel newels; and replace existing steel lally columns supporting rear projecting bay with new steel columns set onto existing concrete piers.
- Application 16.1517 BB 290 Beacon Street
 Applicant: Ellen Marie Demeter, 290 Beacon Street Condominium (Owner)
 Proposed Work: Renew previous approval for modifications of a rear garage, including a new brick façade on back Street with garage doors, installing stucco façade and wood windows on remaining three elevations, constructing an enclosure for an oil tank, constructing a connecting walkway to the main house, and relocating mechanical equipment within roof of garage.
- Application 16.1536 BB 10 Gloucester Street
 Applicant: John Meyer, Meyer and Meyer, Inc. (Applicant)
 Proposed Work: Replace three wood one-over-one windows at first story bay of front façade with new wood one-over-one windows painted dark brown; remove 3 skylights on roof and replace 2 with 1 skylight/access lift to proposed roof deck and replace third with smaller skylight; remove rear portion of roof to add ceiling height at fourth story rear room; add roof deck and black metal railing at rear of building.
- Application 16.1537 BB 305 Commonwealth Avenue
 Applicant: Guy Grassi, Grassi Design Group (Applicant)
 Proposed Work: Modify previously approved modifications to rear addition and rear yard including removing proposed brick piers and iron fencing within proposed rear yard; changing the location of the proposed motorized gate; and change a previously approved door to a window at the rear addition.
- Application 16.1377 BB 42 Commonwealth Avenue
 Applicant: Thomas C. Thompson, Jr. (Owner)
 Proposed Work: Replace existing non-historic double-hung windows at the front and rear elevations with new wood double-hung windows matching the dimensions and configuration of the existing windows and painted black

to match the existing windows; build new roof access structure clad in standing-seam copper.

III. ADMINISTRATIVE REVIEW / APPROVAL: In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED** for the applications listed below. The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact Joe Cornish at 617.635.3850 or joseph.cornish@boston.gov. Thank you.

Application 16.1475 BB	<u>149 Beacon Street</u> : Repair front steps using a tinted cementitious stucco, and refinishing front entry doors.
Application 16.1465 BB	<u>226 Beacon Street</u> : Resurface the brownstone front façade using a tinted cementitious stucco and replace deteriorated window surrounds with precast concrete to match color of existing brown stone.
Application 16.1403 BB	<u>242 Beacon Street</u> : Replace two wood six-over-six, single-hung existing first story front façade windows in-kind and painted white to match existing windows.
Application 16.1534 BB	<u>270 Beacon Street</u> : Replace six deteriorated steel window assemblies at the rear elevation with metal clad replacement windows matching the existing windows in-kind.
Application 16.1373 BB	<u>50 Commonwealth Avenue</u> : Replace 71 Units of window sash with mahogany sash to match existing true-divided light patterns and profiles.
Application 16.1406 BB	<u>64 Commonwealth Avenue</u> : Replace two existing one-over-one vinyl windows at the front façade with one-over-one, wood windows at the fifth floor painted black to match the existing windows.
Application 16.1427 BB	<u>160 Commonwealth Avenue</u> : Install wrought iron railing with black painted finish on the east side to match the existing railing on the west side of the entryway.
Application 16.1233 BB	<u>247 Commonwealth Avenue</u> : Paint all windows, dormers and fence at front of building black; paint and varnish front entry door; paint all French doors at first through six floors, garage door, entry door and two side windows with grates at rear of building black.
Application 16.1467 BB	<u>295 Commonwealth Avenue</u> : Replace four one-over-one double-hung wood windows at the second story of the front façade in-kind with new wood one-over-one double-hung windows painted black.
Application 16.1502 BB	<u>304 Commonwealth Avenue</u> : Repair brickwork at sidewall of garage located at rear elevation.
Application 16.1466 BB	<u>362 Commonwealth Avenue</u> : Replace three wood, one-over-one windows at the second story of the front façade painted black to match existing windows.
Application 16.1463 BB	<u>416 Commonwealth Avenue</u> : Replace two existing fourth floor pairs of wood French Doors at Charles Gate East elevation of building in-kind and painted black to match the existing doors.

Application 16.1464 BB	<u>104 Marlborough Street</u> : Replace front façade mansard roof slate with new slates to match existing, and replace all copper flashing in-kind.
Application 16.1459 BB	<u>128 Marlborough Street</u> : Replace second floor, wood, one-over-one windows in-kind on the rear of the building painted black to match the existing windows.
Application 16.1451 BB	<u>289 Marlborough Street</u> : Replace all rotted or missing wood trim at the front façade in-kind and paint black to match the existing trim; and replace approximately 50 deteriorated bricks at the front façade in-kind.
Application 16.1488 BB	<u>351 Marlborough Street</u> : Replace two fourth floor rear elevation two-over-two windows, and restore a 1980s fire exit door back to a two-over-two window.
Application 16.1457 BB	<u>373 Marlborough Street</u> : Replace three non-original double-hung windows at the second story rear elevation with one-over-one double-hung windows painted black to match existing.
Application 16.1458 BB	<u>161 Newbury Street</u> : Replace eight, single-hung, one-over-one non-original windows at the third and fourth floors of the front façade with all wood, single-hung one-over windows painted black to match the existing windows.
Application 16.1532 BB	<u>166 Newbury Street</u> : Install black aluminum letters stud mounted to the fascia above the first story storefront windows at the front façade.
Application 16.1397 BB	<u>171 Newbury Street</u> : Replace deteriorated aluminum windows at levels 3, 4 and 5 at the front façade with aluminum clad windows painted black; and replace deteriorated wood windows at level 6 of the front façade in-kind with wood windows painted black.
Application 16.1462 BB	<u>200 Newbury Street</u> : Install two fish eye security cameras on the corner of building facing Exeter Street and Public Alley 441.
Application 16.1501 BB	<u>245 Newbury Street</u> : Install wood blade sign for Boston Smoke shop attached to the building with metal brackets.
Application 16.1515 BB	<u>292 Newbury Street</u> : Install five-inch white plywood letters and ten-inch logo using tape-on screws above lower storefront at front façade.

PROJECTED ADJOURNMENT: 9:30 PM

DATE POSTED: 27 May 2016

BACK BAY ARCHITECTURAL COMMISSION

TBD (*Chair*), Kathleen Connor (*Vice-Chair*);

John Christiansen, Iphigenia Demetriades, Jane R. Moss, Patti Quinn, Lex Stevens, *three vacancies*

Alternates: David Eisen, Jerome CooperKing, Kenneth Tutunjian, *one vacancy*

cc:	Mayor	City Clerk	Commissioners
	City Council	Neighborhood Services	Office for Persons with Disabilities
	Law Department	Architectural Access Board	Back Bay Sun
	Abutters		